

## Message Text

UNCLASSIFIED

PAGE 01 ATHENS 02309 141630Z  
ACTION EUR-12

INFO OCT-01 ISO-00 FBOE-00 L-03 SY-05 USIA-15 /036 W  
-----150339Z 025556 /66

R 141556Z MAR 77  
FM AMEMBASSY ATHENS  
TO SECSTATE WASHDC 9495

UNCLAS ATHENS 2309

E.O. 11652: N/A  
TAGS: ABLD/AFSP/ASEC  
SUBJECT: PROPOSED SHORT TERM LEASE CHANCERY ANNEX

REF: (A) STATE 1689, (B) USIA 6186, (C) USIA 3712

1. WITH AN APPROPRIATE LACK OF CEREMONY BUT WITH AN AIR OF SUSPENSE UNTIL THE LAST MOMENT, THE ANNEX LEASE WAS FINALLY SIGNED FRIDAY, MARCH 11, 1977 WITH AN EFFECTIVE DATE OF MARCH 1, 1977. NEGOTIATION ON THE PRECISE TERMS OF EACH CLAUSE DEFIES DESCRIPTION; SUFFICE TO SAY THE LESSORS' VERSION WAS TANTAMOUNT TO SELLING US THE ANNEX WITH ALL ITS INHERENT RESPONSIBILITIES AND POTENTIAL LIABILITIES FOR 9 YEARS. OUR VERSION, IN ACCORDANCE WITH 6 FAM REQUIREMENTS, PREVAILED AND IS BEING POUCHED THIS WEEK. PLEASE PROVIDE ALLOTMENT INCREASE OF \$45,000 COVERING FROM MARCH 1ST THRU SEPTEMBER 30TH, 1977

2. OWNERS OF TOP TWO FLOORS HAD ANOTHER CHANGE OF HEART FOR FEAR WE WOULD INCREASE THEIR SECURITY PROBLEMS AND LOWER RENT VALUES, AND THEY REFUSED PERMISSION TO ALTER COMMON AREAS, INSTALL SY GRILLS, ETC. WE WERE FORCED TO ABIDE BY THEIR PRE-EXISTING BUILDING REGULATIONS WHICH, FORTUNATELY, PROVIDE FOR ANTENNA INSTALLATIONS. WE HAVE ACCOMMODATED OURSELVES TO THESE REGULATIONS AND

THE RSO WILL SUBMIT ALTERNATIVE SY PLANS DISCUSSED WITH DEPARTMENT BY TELEPHONE. WE ANTICIPATE IMPROVED RELATIONS WITH OWNERS AS WE GET TO KNOW EACH OTHER BETTER. POTENTIAL LEASING OF TOP 2  
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FLOORS WILL BE SUBJECT OF LATER COMMUNICATIONS

3. FOR HETHERINGTON, USIA, PER REFTEL B) AND C):  
PLEASE UNDERSTAND WE CANNOT ALTER EXISTING HEATING SYSTEM, INSTALL NEW ONE, OR INSTALL COMBINED HEATING/COOLING UNIT. AS AC UNIT ONLY IS BEING INSTALLED, IT APPEARS FEWER PIPES, ETC., WILL BE REQUIRED. PLEASE FORWARD REVISED PLANS SOONEST.

PAO AGREES TO THESE CHANGES AND REQUESTS PROCUREMENT OF SIX  
ATTRACTIVE AMERICAN MODEL RADIATORS FOR USE IN PUBLIC AREA AND  
CERTAIN AMERICAN OFFICES. THEY CAN EASILY REPLACE EXISTING  
UNSIGHTLY RADIATORS. ELECTRIC UNITS CAN BE INSTALLED IF  
ADDITIONAL HEAT IS REQUIRED IN REDESIGNED OFFICES. PROCEED WITH  
PROCUREMENT AND SHIPMENT OF AC UNIT AND NECESSARY COMPONENT  
PARTS.  
MILLS

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NNN

## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01-Jan-1994 12:00:00 am  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
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**Copy:** SINGLE  
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**Decaption Date:** 01-Jan-1960 12:00:00 am  
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**Errors:** N/A  
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**TAGS:** ABLD, AFSP, ASEC  
**To:** STATE  
**Type:** TE  
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**Review Markings:**  
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